144.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,800 / 714,800
					USE VALUE:	714,800 / 714,800
					ASSESSED:	714,800 / 714,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASTELLONE GEORGE/TRUSTEE &	
Owner 2:	SCHOTTMAN ELLY/TRUSTEE	
Owner 3:	GEORGE MASTELLONE REVOCABLE	
Street 1:	136 SCITUATE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MASTELLONE GEORGE--ETAL -
Owner 2:	SCHOTTMAN ELLY -
Street 1:	136 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,537 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4537.000	269,900		444,900	714,800
Total Card	0.104	269,900		444,900	714,800
Total Parcel	0.104	269,900		444,900	714,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.05 | /Parcel: 374.0

Legal Description

User Acct 93669

GIS Ref

GIS Ref

Insp Date 05/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,900	0	4,537.	444,900	714,800	714,800	Year End Roll	12/18/2019
2019	101	FV	215,500	0	4,537.	417,100	632,600	632,600	Year End Roll	1/3/2019
2018	101	FV	222,900	0	4,537.	344,800	567,700	567,700	Year End Roll	12/20/2017
2017	101	FV	222,900	0	4,537.	317,000	539,900	539,900	Year End Roll	1/3/2017
2016	101	FV	222,900	0	4,537.	289,200	512,100	512,100	Year End	1/4/2016
2015	101	FV	210,000	0	4,537.	283,600	493,600	493,600	Year End Roll	12/11/2014
2014	101	FV	210,000	0	4,537.	263,600	473,600	473,600	Year End Roll	12/16/2013
2013	101	FV	210,000	0	4,537.	250,800	460,800	460,800		12/13/2012

!11195!

PRINT

Date	Time
12/11/20	01:23:40

LAST REV

Date	Time
06/12/18	11:49:23
apro	
11195	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASTELLONE GEOR	63577-29		5/8/2014	Convenience	1	No	No		
	20027-258		8/1/1989		222,500	No	No		Y

USER DEFINED

Prior Id # 1:	93669
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2013	1697	Re-Roof	6,195	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	MEAS&NOTICE	BS	Barbara S
2/3/2014	Info Fm Prmt	EMK	Ellen K
11/20/2008	Meas/Inspect	336	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	153	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4537		Sq. Ft.	Site		0	80.	1.23	9									444,887						444,900	

Total AC/HA: 0.10416 | Total SF/SM: 4537 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 444,887 | Spl Credit | Total: 444,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34628642
Const Adj.:	0.98000199
Adj $ / SQ:	164.920
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366704
Depreciation:	96810
Depreciated Total:	269894

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

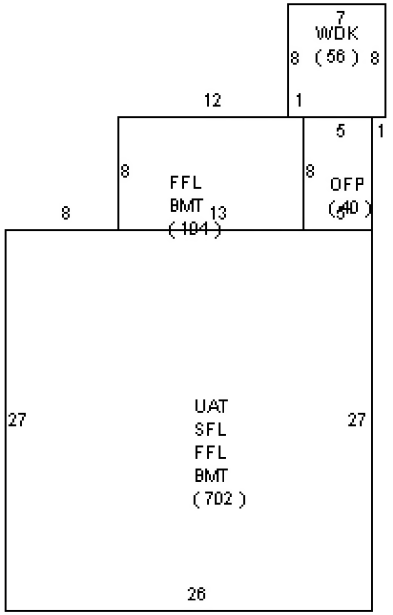
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.92
Special Features:	0	Val/Su Net:	104.37
Final Total:	269900	Val/Su SzAd	178.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	806	51.270	41,323
FFL	First Floor	806	164.920	132,926
SFL	Second Floor	702	164.920	115,774
UAT	Upper Attic	176	65.970	11,577
WDK	Deck	56	15.680	878
OFP	Open Porch	40	43.120	1,725

Net Sketched Area:	2,586			Total:	304,203
Size Ad	1508	Gross Are	3112	FinArea	1911

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	P	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	